

Total Pages = 2

Quitclaim Deed

I, **CRAIG S. BECKMAN** of Concord, Middlesex County, Massachusetts

for consideration paid and in full consideration of
LESS THAN ONE HUNDRED AND NO/100 DOLLARS

For Registry Use

grant to **KEUKA ROAD, LLC**, a Massachusetts limited liability company, with its usual place of business at 653 Main Street, Concord, Massachusetts

with Quitclaim covenants

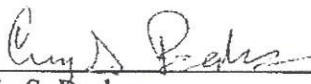
The land in Concord, being lots numbered 38 and 39, as shown on a plan of land entitled "McCallar Tract, Concord, Mass. Newell D. Atwood, Agent, Ernest W. Branch, C.E." July 1913. Bounded and described as follows: Southerly by Keuka Road, ninety-four and 37/100 (94.37) feet, as shown on said plan; Westerly by lot numbered 40, one hundred eighty-seven and 78/100 (187.78) feet, as shown on said plan; Northerly by land of said Grantor ninety-six and 37/100 feet, as shown on said plan; thence turning at an angle northeasterly by land of parties unknown, forty five and 36/100 (45.36) feet, as shown on said plan; Southeasterly by lot numbered 37, one hundred sixty five and 32/100 (165.32) feet, as shown on said plan and containing according to said plan, twenty-one thousand one hundred sixty six (21,166) square feet, more or less. GA

Subject to easements, rights, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

This is not a homestead property.

Meaning and intending to convey the same premises as conveyed by Deed of Janice P. Craig to Craig S. Beckman dated February 26, 2015 recorded with the Middlesex South District Registry of Deeds at Book 64972, Page 445.

Witness my hand and seal this 18th day of January 2016.


Craig S. Beckman

PROPERTY LOCATION: LOT 6A, KEUKA ROAD, CONCORD, MASSACHUSETTS

Total Pages = 2

Quitclaim Deed

I, **CRAIG S. BECKMAN** of Concord, Middlesex County, Massachusetts

for consideration paid and in full consideration of
LESS THAN ONE HUNDRED AND NO/100 DOLLARS

For Registry Use

grant to **KEUKA ROAD, LLC**, a Massachusetts limited liability company, with its usual place of business at 653 Main Street, Concord, Massachusetts

with Quitclaim covenants

The land in Concord Middlesex County, Massachusetts, being shown as lot 40 on a plan entitled "McCallar Tract, Concord Mass", Ernest W. Branch C.E., dated July 1913, and recorded with the Middlesex South Registry of Deeds in Plan Book 217, Plan 3 and described as follows:

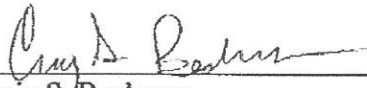
On the North by certain land as shown on said plan 50.2 feet; on the East by lot 39, as shown on said plan, 187.78; on the South by Keuka Road, as shown on said plan 50 ft.; and on the West by lot 41, as shown on said plan 183.37 ft.; said lot containing 9278 square feet.

54

This is not homestead property.

Meaning and intending to convey the same premises as conveyed by virtue of deed of Jeffrey L. Lyon and Victoria L. Lyon-Martin a/k/a Victoria L. Lyon, dated August 18, 2015 recorded with the Middlesex South District Registry of Deeds at Book 65935, Page 288.

Witness my hand and seal this 15th day of January 2016.


Craig S. Beckman

PROPERTY LOCATION: LOT 40, KEUKA ROAD, CONCORD, MASSACHUSETTS

Total Pages = 2

Quitclaim Deed

I, **CRAIG S. BECKMAN** of Concord, Middlesex County, Massachusetts

for consideration paid and in full consideration of
LESS THAN ONE HUNDRED AND NO/100 DOLLARS

For Registry Use

grant to **KEUKA ROAD, LLC**, a Massachusetts limited liability company, with its usual place of business at 653 Main Street, Concord, Massachusetts

with Quitclaim covenants

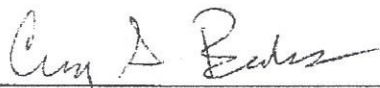
The land on the Northerly and Easterly sides of Keuka Road near the Northerly side of Main Street in Concord, Middlesex County, Massachusetts shown as PARCEL B on a plan entitled "Compiled Plan of Land in Concord, Massachusetts" 1"=80', April 14, 1997 prepared by John R. Snelling Associated recorded with Middlesex South District Registry of Deeds at Book 27293, Page 285.

Said Parcel B containing, according to said Plan, 9.9 acres of land, more or less. 863

This is not homestead property.

Meaning and intending to convey the same premises conveyed by Deed of Jeffrey L. Lyon and Victoria Lyon-Martin a/k/a Victoria L. Martin, Trustees of the Delores A. Lyon Revocable Trust dated July 25, 1991 dated August 18, 2015 recorded with the Middlesex South District Registry of Deeds at Book 65935, Page 251.

Witness my hand and seal this 15th day of January 2016.



Craig S. Beckman

PROPERTY LOCATION: PARCEL B KEUKA ROAD, CONCORD, MASSACHUSETTS

Total Pages = 4

Quitclaim Deed

We, **CRAIG S. BECKMAN and HOPE BECKMAN**, being married to each other, of Concord, Middlesex County, Massachusetts

for consideration paid and in full consideration of
LESS THAN ONE HUNDRED AND NO/100 DOLLARS

grant to KEUKA ROAD, LLC, a Massachusetts limited liability company, with its usual place of business at 653 Main Street, Concord, Massachusetts

For Registry Use

with *Quitclaim covenants*

PARCEL I (Lot 4A):

Three certain parcels of land, with the building(s) and improvements thereon, situated in Concord, Massachusetts, and being shown as Lots #41, #42 and #43 on a plan entitled "McCaller Tract, Concord, Mass., Newell D. Atwood, Agent, July 1913, Ernest W. Branch, E.E." and recorded with the Middlesex Southern District Registry of Deeds in Plan Book 217, Plan 3, bounded and described as follows:

SOUTHWESTERLY by Keuka Road, 150 feet as shown on said plan;

NORTHWESTERLY by Lot #44, 166.56 feet as shown on said plan;

NORTHEASTERLY by land of unknown owners, 150.96 feet as shown on said plan; and

SOUTHWESTERLY by Lot #40, 183.37 feet as shown on said plan.

Containing 26,329 square feet according to said plan.

Meaning and intending to convey the same premises as conveyed by virtue of deed of Craig S. Beckman to Craig S. Beckman and Hope Beckman, and recorded with the Middlesex Southern District Registry of Deeds at Book 59681, Page 99.

PARCEL II (Lot 25) 26

A certain parcel of land, with the building(s) and improvements thereon, situated in Concord, Massachusetts, and being shown as Lot 25 on a plan entitled "McCaller Tract, Concord, Mass., Newell D. Atwood, Agent, July 1913, Ernest W. Branch, C.E." and recorded with the Middlesex Southern District Registry of Deeds in Plan Book 217, Plan 3, bounded and described as follows:

NORTHEASTERLY by Keuka Road, forty-seven and 5/10 (47.5) feet, as shown on said plan;

SOUTHWESTERLY by Lot 26, one hundred twenty-five (125) feet, as shown on said plan;

SOUTHWESTERLY by part of Lot 16, forty-seven and 5/10 (47.5) feet, as shown on said plan;
and

NORTHEASTERLY by a ditch five (5) feet wide, one hundred twenty-five (125) feet, as shown on said plan.

Containing 6,250 square feet, according to said plan.

Meaning and intending to convey the same premises as conveyed by virtue of deed of Alan Hassell, Trustee of the Keuka Road Nominee Trust to Craig S. Beckman and Hope Beckman recorded with the Middlesex Southern District Registry of Deeds at Book 59681, Page 90.

PARCEL III (Lots 26, 27, 28, 29, 30, 31, 32, 33): 3 B

Two (2) certain parcels of land, with the building(s) and improvements thereon, situated in Concord, Massachusetts, and being shown as Lots 26 and 27 on a plan entitled "McCaller Tract, Concord, Mass., Newell D. Atwood, Agent, July 1913, Ernest W. Branch, C.E." and recorded with the Middlesex Southern District Registry of Deeds in Plan Book 217, Plan 3, bounded and described as follows:

NORTHEASTERLY by Keuka Road, one hundred (100) feet, as shown on said plan;

SOUTHWESTERLY by Lot 28, one hundred twenty-five (125) feet, as shown on said plan;

SOUTHEASTERLY by Lots 14 and 15, one hundred (100) feet, as shown on said plan; and

NORTHWESTERLY by Lot 25, one hundred twenty-five (125) feet, as shown on said plan.

Containing 12,500 square feet, according to said plan.

ALSO two (2) certain parcels of land with the building(s) and improvements thereon, situated in Concord, Massachusetts, and being shown as Lots 28 and 29 on a plan entitled "McCaller Tract, Concord, Mass., Newell D. Atwood, Agent, July 1913, Ernest W. Branch, C.E." and recorded with the Middlesex Southern District Registry of Deeds in Plan Book 217, Plan 3, bounded and described as follows:

NORTHERLY by Keuka Road, one hundred (100) feet, as shown on said plan;

EASTERLY by Lot 30, one hundred twenty-five (125) feet, as shown on said plan;

SOUTHERLY by Lots 12 and 13, one hundred (100) feet, as shown on said plan; and

WESTERLY by Lot 27, one hundred twenty-five (125) feet, as shown on said plan.

Containing 12,500 square feet, according to said plan.

ALSO four (4) certain parcels of land with the building(s) and improvements thereon, situated in Concord, Massachusetts, and being shown as Lots 30, 31, 32 and 33 on a plan entitled "McCaller Tract, Concord, Mass., Newell D. Atwood, Agent, July 1913, Ernest W. Branch, C.E." and recorded with the Middlesex Southern District Registry of Deeds in Plan Book 217, Plan 3, bounded and described as follows:

NORTHEASTERLY by Keuka Road, two hundred (200) feet, as shown on said plan;

SOUTHEASTERLY by Lot 34, one hundred nineteen and 11/100 (199.11) feet, as shown on said plan;

SOUTHWESTERLY by part of Lot 7, twenty-four and 47/100 (24.47) feet, as shown on said plan;

SOUTHWESTERLY again by Lots 8, 9, 10 and 11, one hundred seventy-six and 25/100 (176.25) feet, as shown on said plan; and

NORTHWESTERLY by Lot 29, one hundred twenty-five (125) feet, as shown on said plan.

Containing 24,930 square feet, according to said plan.

Meaning and intending to convey the same premises as conveyed by virtue of deed of Alan Hassell, Trustee of the Keuka Road Nominee Trust to Craig S. Beckman and Hope Beckman recorded with the Middlesex Southern District Registry of Deeds at Book 59681, Page 95.

Said Parcels I, II and III described above are conveyed subject to easements, rights, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

[SIGNATURES ON FOLLOWING PAGE]



TOWN OF CONCORD

Planning Board

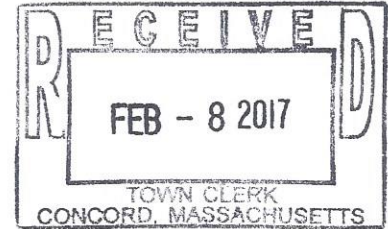
141 Keyes Road - Concord, MA - 01742

Phone: 978-318-3290

Filed with the Town Clerk
February 8, 2017

DECISION ON A PRELIMINARY SUBDIVISION PLAN AND CERTIFICATE OF APPROVAL

KEUKA ROAD



DECISION of the Planning Board (the Board) on the application of Craig and Hope Beckman of Keuka Road LLC (Applicant), 653 Main Street for property located on a paper street shown on a Plan entitled "McCallar Tract, Concord, Mass", Ernest W. Branch C.E., dated July 1913, and recorded with the Middlesex South Registry of Deeds in Plan Book 217, Plan 3 (Keuka Rd.) off Main Street and known as Assessor Parcels #3825, #3838, #3842-2, #3849, #3850, #3851.

This decision is in response to a Preliminary Subdivision Plan (the Plan) filed by the Applicant with the Planning Board on August 23, 2016 with a time extension granted by the Applicant to February 9, 2017.

The Applicant made a presentation to the Board at its regular meeting on September 27, 2016, October 25, 2016, December 13, 2016 and January 24, 2017. At the meeting on January 24th, the Applicant presented a revised Plan for consideration by the Board. The Board received comments from Town Departments and took into consideration an opinion from Town Counsel dated October 21, 2016 and the Town Planner's report dated September 26, 2016 and revised January 20, 2017. In a letter dated September 20, 2016, the Board of Health voted with reservations to approve the Preliminary Subdivision Plan and provided six concerns relating to whether the septic systems can reasonably be constructed.

It is hereby certified by the Board that, after discussion of the project and consideration of the record and comments heard during the meetings, the Board voted to **GRANT** with certain waivers approval with conditions of a four-lot Preliminary Subdivision Plan entitled "Preliminary Subdivision Road Grading Plan, Keuka Road, Concord, Massachusetts", dated January 24, 2017 as prepared by Markey & Rubin of Acton, MA.

The Board deliberated on the following five requested waivers:

Section 6.8.1 Table IA Minimum Design Standards for Local Streets

Min. Right-Of-Way Width 50 feet; Keuka Road was laid out in 1913 with a 40-foot right-of-way. The Applicant is not able to modify the road right-of-way layout to 50 feet due to the transfer and development of two lots where Keuka Road intersects with Main Street. The Board **GRANTS** this waiver.

Min. Radius of Curve 225 feet; Keuka Road was laid out in 1913 with a 50-foot radius curve. The Applicant is not able to modify the road right-of-way layout to meet this requirement because of the transfer and development of two lots adjacent to the curve and the Fire Department did not express any concern with the 50-foot radius curve. The Board **GRANTS** this waiver.

Section 6.8.9 Intersections

Minimum Intersection Off-set 75 feet; Keuka Road was laid out in 1913. The Florio Drive Subdivision was approved and developed in 1987; an off-set waiver was not considered at that time because Keuka Road had not been constructed. The Applicant is not able to relocate the Keuka Road intersection due to the transfer and development of lots along Main Street. The Board **GRANTS** this waiver.

Section 6.20 Reservation of Land for Municipal Purposes: The Applicant is required to set aside land to be purchased by the Town for municipal purposes. The Preliminary Plan does not show any reserved land and the Applicant requested a waiver. The Board expressly **DECLINES TO ACT** on this waiver pending the receipt of further information as part of the Definitive Plan process.

Section 6.21 Reservation of Land for Housing Purposes: The Applicant is required to set aside land for affordable housing for the Town to purchase. The Preliminary Plan does not show a lot set aside and the Applicant requested a waiver. The Board expressly **DECLINES TO ACT** on this waiver pending the receipt of further information as part of the Definitive Plan process.

In making this decision, the Board adds the following conditions for submission of the Definitive Subdivision Plan:

- 1) The Preliminary Plan shows a compliant cul-de-sac that appears to be feasible for adequate emergency vehicle access. The Definitive Plan shall include detailed plans showing the road section, proposed curbing, hydrant location, the cul-de-sac turning radius, as well as, information regarding on-street parking in order to make any final determination on whether adequate emergency vehicle access is provided;
- 2) The Definitive Plan shall be subject to the Town of Concord Stormwater Regulations and demonstrate that the project is constructed with appropriate stormwater Best Management Practices to meet state and local stormwater management standards. The Definitive Plan shall have no increase in stormwater rate or runoff volume for up to and including the 100 year event and also provide water quality treatment at all design points;
- 3) The Applicant shall provide drainage calculations demonstrating that the groundwater will not impact abutting developed properties or the newly developed properties;

- 4) The Applicant shall submit an application for a water main extension in order to create frontage. Any approval of a water main extension application will require that a water system loop be created. The water system loop will result in a connection at both intersections of Keuka Road and Main Street. Consideration for the required water system loop should be given during the design phase of the proposed roadway improvements. Any deviations from the Public Works Water & Sewer Division Design & Installation Standard Specifications for Water Mains and Services can only be approved by the Public Works Commission.
- 5) The Board of Health had serious concerns with the feasibility of constructing an on-site sewage disposal system in compliance with Title V. The Plan does not contain sufficient information to determine whether on-site sewage disposal systems are feasible on the individual lots. A complete and detailed on-site sewage disposal plan in compliance with Title V will need to be submitted as part of the Definitive Plan;
- 6) The Applicant shall demonstrate that all work, including grading, is outside the Natural Resources Commission's 25-foot No Disturb Zone, and that all structures are outside the 50-foot No Build Zone to Wetlands.
- 7) The Applicant shall demonstrate that all work, including grading, is outside the isolated wetland on Lot 4. If work is proposed within the isolated wetland, the Applicant shall provide approval from the Army Corps of Engineers, or documentation that the Army Corps of Engineers has determined the isolated wetland is not jurisdictional as a federally isolated wetland.

On Behalf of the CONCORD PLANNING BOARD


Elizabeth Hughes, Town Planner

cc: Applicant; Keuka Road LLC, 653 Main Street, Concord, MA 01432
Applicant's Engineer; Markey & Rubin, 360 Massachusetts Ave, Suite 202, Acton, MA, 01720
Applicant's Counsel; Matthew Watsky, East Brook Executive Park, 30 Eastbrook Rd. Suite 301, Dedham,
MA 02026
Christopher Whelan, Town Manager
Town Plan Review Staff

Rec'd - 9/24/16



CONCORD BOARD OF HEALTH

141 Keyes Road
Concord, MA 01742
Phone: (978) 318-3275
Fax: (978) 318-3281



Public Health
Prevent. Promote. Protect.

To: Elizabeth Hughes, Planning Director

From: Susan Rask, Public Health Director

Re: Board of Health decision on Preliminary Subdivision Plan—Keuka Rd. "Hosmer Meadow"

Date: September 20, 2016

At its September 19, 2016 meeting, the Board of Health held a public hearing to review the Preliminary Subdivision Plan submitted by Keuka Rd. LLC for the proposed Keuka Rd. "Hosmer Meadow" subdivision. This review was based on the Preliminary Subdivision Plan Application received August 23, 2016 and on design plans by Markey and Rubin dated August 10, 2016.

The Board voted with reservations to approve the preliminary subdivision plan and are providing the Planning Board with the following concerns relating to whether the septic systems can reasonably be constructed as shown in the preliminary design:

1. The applicant has not demonstrated that the proposed subdivision meets the definition of Cluster Development as defined in 310 CMR 15.002 or alternatively has demonstrated that the design flow from the facility or facilities to be served by the shared system does not exceed the design flow which could have been constructed in compliance with 310 CMR 15.000 without the use of a shared system as required by 310 CMR 15.292;
2. Approximately 8 ft. of fill will be brought onto the site to construct the road, septic systems, and house foundations. Both septic systems will be constructed entirely in fill as defined in 310 CMR 15.255.
 - a) Fill and grading material for the road and the soil absorption system (SAS) on parcel 3838 extends onto parcel 3837. Parcel 3837 is not included as part of the Preliminary Subdivision Plan Application and is owned by others. The applicant has not provided an easement or other legal agreement to allow the placement of fill on parcel 3837, as required by 310 CMR 15.211.
 - b) Fill and grading material for the SAS located on parcels 3849 and 3850 will extend onto parcel 3851. The applicant has not provided an easement or other legal agreement to allow the placement of fill on parcel 3851.

- c) In regards to construction of both soil absorption systems, 310 CMR 15.255.(3) states "Fill material for systems constructed in fill shall consist of select on site or imported soil material. The fill shall be comprised of clean granular sand, be free from organic matter and deleterious substances, and shall not contain Remediation Waste as that term is defined in 310 CMR 40.0000. Mixtures and layers of different classes of soil shall not be used. The fill shall not contain any material larger than two inches". 15.255(3) contains further detailed specifications for soil particle size which must be used for the fill to construct the soil absorption system. The design plans show both soil absorption systems will be constructed in the middle of the fill brought in to build the road and elevate the building foundations. It will likely not be economically feasible to build the road using fill that meets the soil specifications of 310 CMR 15.255. Common construction practices will require that the fill used to construct the road and building foundations be installed in 6 inch lifts and each lift compacted to provide structural integrity for the road and foundations. The soil underlying an SAS may not be compacted per 310 CMR 15.246 (1): "Excavation for construction of a soil absorption system may be by mechanical means, provided care is taken to assure that the soil at the bottom of the excavation is not compacted or smeared". In practical terms, it is unlikely that the fill needed to construct the soil absorption systems can be installed properly and separately from the fill used to construct the road.
 - d) A retaining wall varying in height from 1 to 6 feet is proposed to be constructed in the road right of way bordering parcels 3848 and 3852, for the purpose of containing the fill used to build the road. If construction of the wall is not allowed by the Planning Board, it is likely that the proposed plan, including the septic systems, cannot be built as designed.
3. The wetland boundary on the north side of Keuka Road is approved through wetland flag WFA-67. Wetland flags WFA 68 through WFA 80 were subsequently flagged and have not been filed with the NRC for approval. If the wetlands delineations for flags WFA 68 through WFA 80 are not accepted and were moved southward toward the soil absorption system located on parcels 3849 and 3850, it is possible that the SAS may not be able to be constructed in conformance with Concord Board of Health regulation Chapter 3.00: Wastewater Management, which requires a 75 horizontal setback from a Wetland resource area as defined in 310 CMR 10.00 or the Town of Concord Wetlands Bylaw, whichever is more stringent.
4. The applicant has not provided information indicating whether the lots to be developed will constitute one facility (comprised of parcels 3838, 3842-2, 3849, 3850, 3851, 3825) or two or more facilities (adjacent parcels 3838 and 3842-2 as one facility; and parcels 3849, 3850 and 3851 combined into a second facility; or parcels 3849, 3850 and 3851 as separate facilities). For these purposes, facility refers to the definition of Facility in 310 CMR 15.002. Without this information, it is not possible to determine if the proposed septic systems can be constructed in conformance with the following provisions of 310 CMR 15.000:
- a. 15.002 Definitions:

Cluster Development: A cluster development as allowed by local zoning ordinances or by-laws in accordance with M.G.L. c. 40A § 9.

Facility: Any real property (including any abutting real property) and any buildings thereon, which is served, is proposed to be served, or could in the future be served, by a system or systems, where:

- i. legal title is held or controlled by the same owner or owners; or
- ii. the Local Approving Authority or the Department otherwise determines such real property is in single ownership or control pursuant to 310 CMR 15.011 (aggregation).

Shared System: A system sited and designed in accordance with 310 CMR 15.100 through 15.293 which serves, or is proposed to serve, more than one facility and which has been approved in accordance with 310 CMR 15.290 through 15.293. A system serving a condominium located on the same facility is not a shared system.

- b. 15.254(2) Pressure Distribution: Pressure distribution of septic tank/recirculating sand filter effluent to the soil absorption system shall be required for: a system to serve a facility with a design flow of 2,000 gpd or greater.
 - c. 15.212(2) Depth to Groundwater: For systems with a design flow of 2,000 gpd or greater, the separation from high groundwater as required by 310 CMR 15.212(1) shall be calculated after adding the effect of groundwater mounding to the high groundwater elevation as determined pursuant to 310 CMR 15.103(3).
 - d. Concord Board of Health Regulation Chapter 3.00: Wastewater Management Section 3.06 which requires a 100 setback to Wetlands Resources for soil absorption systems when septic system design flow is greater than 2000 gpd.
5. The applicant has not provided a determination form the Massachusetts Department of Environmental Protection as to whether either of the proposed septic systems meet the definition of Shared System in 310 CMR 15.002. Without this information, it is not possible to determine if the septic systems can be constructed in conformance with the sections of 310 CMR 15.000 that pertain to shared systems.
6. The applicant has not provided information about the legal form of ownership of the two common septic system after the dwellings on the parcels are sold and whether the Owners and Operators of the system, as defined in 310 CMR 15.002, will meet the requirements of 310 CMR 15.022 and/or 15.290.

FINDINGS
ADDRESS: 5A, 6A, and 8B Keuka Road
APPLICANT: Craig and Hope Beckman
DEP File #137-1371
ORAD Issued January 6, 2017

Findings:

1. The Natural Resources Commission (the Commission) has verified the following resource area boundaries as shown on the Resource Area Delineation Plan for Map F09 Parcels 3825, 3850, 3851 Keuka Road, Concord, MA prepared by Markey & Rubin., last revised December 22, 2016:

- Bordering Vegetated Wetland (BVW) flag numbers:
 - WFA-67 through WFA-74, WFA-75R, WFA-77R, WFA-78R, WFA-79, and WFA-80.

Note that there may be other resource areas present on the site which the Commission was not asked to verify. In addition, the Commission was unable to verify resource area boundary flags other than the ones approved in this ORAD. For this reason, the Commission reserves the right to review any future proposal for work on site to determine if there is a resource area or portion thereof not verified in this ORAD that may trigger the Commission's jurisdiction.

Note that a pile of woody debris in the vicinity of BVW flags WFA-73 through WFA-75 must be removed, by hand, prior to any development activities.



TOWN OF CONCORD
NATURAL RESOURCES COMMISSION
141 KEYES ROAD, CONCORD, MASSACHUSETTS 01742
TEL. (978) 318-3285 FAX (978) 318-3291

January 6, 2017

CERTIFIED MAIL

Craig and Hope Beckman
Keuka Road LLC
653 Main Street
Concord, MA 01742

Dear Mr. and Mrs. Beckman:

Enclosed please find an original copy of the Order of Resource Area Delineation for the property located at 5A, 6A and 80B Keuka Road (DEP File #137-1371) signed by the Natural Resources Commission on January 4, 2017.

Please note that because this is an Order for Resource Area Delineation only, there is no requirement to record this document at the Registry of Deeds.

Please note there is a ten (10) business-day appeal period that allows the opportunity to appeal the project to the Department of Environmental Protection (DEP).

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Karen Bockoven
Administrative Assistant



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**WPA Form 4B - Order of Resource Area
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:
MassDEP File #:137-1371
eDEP Transaction #:893279
City/Town:CONCORD

A. General Information

1. Conservation Commission CONCORD

2. This Issuance is for (Check one):

- a. ☒ Order of Resource Area Delineation
b. ☐ Amended Order of Resource Area Delineation

3. Applicant Details

a. First Name	CRAIG & HOPE	b. Last Name	BECKMAN
c. Organization	KEUKA ROAD, LLC		
d. Mailing Address	653 MAIN STREET		
e. City/Town	CONCORD	f. State	MA
		g. ZIP	01742

4. Property Owner (if different from applicant):

a. First Name	CRAIG & HOPE	b. Last Name	BECKMAN
c. Organization	KEUKA ROAD, LLC		
d. Mailing Address	653 MAIN STREET		
e. City/Town	CONCORD	f. State	MA
		g. ZIP	01742

5. Project Location

a. Street Address	5A, 6A AND 80 KEUKA ROAD		
b. City/Town	CONCORD	c. Zip	01742
d. Assessors Map/Plat#	F9 & E9	e. Parcel/Lot#	3850, 3851 & 3825
f. Latitude	42.45640N	g. Longitude	71.37362W

6. Dates

a. Date ANRAD Filed	11/15/2016	b. Date Public Hearing Closed	1/4/2017	c. Date Of Issuance	1/6/2017
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7. Final Approved Plans and Other Documents

Plan Title	Plan Prepared By	Plan Signed By	Plan Final Date	Plan Scale
RESOURCE AREA DELINEATION PLAN MARKEY & RUBIN	IAN M. RUBIN, P.E.		12/22/2016	1 INCH = 40 FEET

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable)

a. ☒ **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. ☒ Bordering Vegetated Wetlands
2. ☐ Other resource area(s), specifically
a.

b. ☐ **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☐ Other resource area(s), specifically
a.

c. ☐ **Inaccurate::** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B - Order of Resource Area
Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:
MassDEP File #:137-1371
eDEP Transaction #:893279
City/Town:CONCORD

were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands
2. ☐ Other resource area(s), specifically
 - a.
3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, S 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation. This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant. Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination. The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, S 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

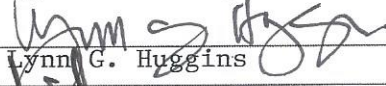


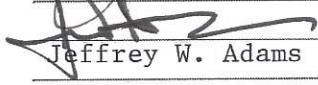
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**WPA Form 4B - Order of Resource Area
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:
MassDEP File #:137-1371
eDEP Transaction #:893279
City/Town:CONCORD

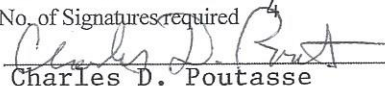
E. Signatures

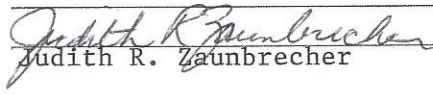

Lynn G. Huggins


Jeffrey W. Adams

1. Date of Original Order 1/6/2017

2. No. of Signatures required


Charles D. Poutasse


Judith R. Zaunbrecher

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, and the Amended Order will expire on the date of the Original Final Order unless extended in writing by the Department.

This Order is issued to the applicant and the property owner (if different) as follows:

3. ☐ By hand delivery on

4. ☒ By certified mail, return receipt requested on

a. Date _____

a. Date 1/6/2017